

**Landowner Specific Narrative Summary
Clayton Bloome and Bloome Farms**

ATXI has been unsuccessful in obtaining an easement from Mr. Clayton Bloome and Mr. Joseph Bloome, owners of Bloome Farms. Mr. Clayton Bloome owns property at issue internally designated as ILRP_PP_CH_012-2-ROW. Bloome Farms owns property at issue, internally designated as ILRP-PP-CH_013-ROW, 017-ROW, and 018-ROW. The Bloome parcels are along the Pawnee to Pana segment of the Project in Christian County, Illinois. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Bloomes on at least 55 occasions, including 8 emails, 10 in-person meetings, 2 letters, 25 phone calls, and 10 voicemails. The number of contacts per parcel is set forth in ATXI Exhibit 2.1.

ATXI presented Clayton and Joseph with its initial offer on April 19, 2014. At this meeting, the Bloomes questioned whether the existing line on their property could be combined with the new transmission line and expressed their dissatisfaction with the amount of ATXI's offer. The agent explained that the lines would not be combined, provided preliminary maps showing the location of the poles, and invited the Blooms to provide a counteroffer.

In August of 2014, the Bloomes stated that in addition to wanting the transmission lines combined, they intended to submit pole relocation requests and a counteroffer. For the next eleven months, between September of 2014 and August of 2015, the agent made multiple requests for a counteroffer.

Finally, on August 24, 2015, Mr. Bloome sent an email with attached appraisals and a document explaining his reasoning for the valuation of his easement. This document concluded that the easement should be valued using the appraised amount provided by James Wilson, with an additional annual sum for the income lost as a result of the transmission line. However, the document did not provide the total dollar amount of a counteroffer or specify the applicable

Landowner Specific Narrative Summary
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parcel. The document also requested certain easement changes to address Mr. Bloome's concerns.

In response, the land agent requested that Mr. Bloome provide a dollar counteroffer and proposed a confidential settlement agreement (CSA) to address Mr. Bloom's concerns. On September 25, 2015, Mr. Bloome provided the dollar amount of his counteroffer and informed the agent that he may have a few additional issues to include in the CSA. He also requested that the pole locations be aligned with the currently existing poles. The next day the agent provided Mr. Bloome the pole relocation request and asked that he review it before submission to make sure it was correct.

On October 6, 2015, Mr. Bloom approved the submission of the route change request, which was denied because it would require an additional structure. On October 12, 2015, the agent explained that the dollar amount of Mr. Bloome's counteroffer was denied because the supporting appraisals inappropriately rely upon sales that ATXI's appraisers do not feel are comparable in nature and because Mr. Bloome's offer is largely influenced by anticipated lost income, an approach that is not generally endorsed by courts in Illinois. However, in the interest of settlement ATXI agreed to further increase its offer and provided revised Calculation Sheets for Mr. Bloome's review. The agent also reminded Mr. Bloome that ATXI would pay crop damages based on bin receipts or crop insurance information should Mr. Bloome be willing to provide that documentation.

Despite continuing negotiations for over a period of more than a year and a half, the parties still have a fundamental disagreement regarding the appropriate level compensation for the easement. ATXI will continue to negotiate with Mr. Bloome to the extent he is willing to engage in negotiations with ATXI. However, voluntary agreement in a time frame supportive of

Landowner Specific Narrative Summary
Clayton Bloome and Bloome Farms

this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over these parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 19 April 2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) John Allen, Jr. ☒
 John J. Allen, Jr.

Tax Id: 15-11-25-400-002-00

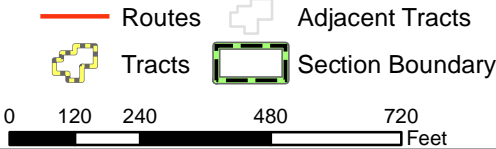


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Clayton T. Bloome

Tract No.:ILRP_PP_CH_012-2

Date: 9/24/2015

EXHIBIT "A"

A 4.871 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 4 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CLAYTON T. BLOOME, RECORDED IN DOCUMENT NO. 2012R04494 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID EAST 1/2, FROM WHICH AN AXLE FOUND AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS NORTH 01 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,159.04 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1048180.37, E:2490933.72;

THENCE SOUTH 01 DEGREES 20 MINUTES 54 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 163.49 FEET TO A POINT FOR CORNER;

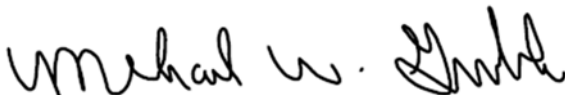
THENCE NORTH 67 DEGREES 54 MINUTES 43 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,439.28 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2;

THENCE NORTH 01 DEGREES 17 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 107.88 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS NORTH 64 DEGREES 07 MINUTES 38 SECONDS WEST, A DISTANCE OF 1,483.29 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 133.64 FEET TO A POINT FOR CORNER;

THENCE SOUTH 67 DEGREES 54 MINUTES 43 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 1,293.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 212,167 SQUARE FEET OR 4.871 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/12/2015



Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 19 April 2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) John Allen, Jr. ☒
 John J. Allen, Jr.

Tax Id: 15-12-30-300-002-00

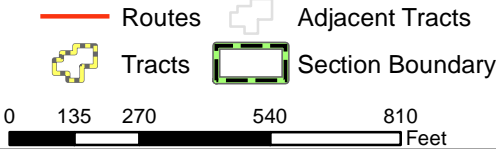


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Bloome Farms, Inc.

Tract No.:ILRP_PP_CH_013

Date: 9/24/2015

Tax Id: 15-12-32-100-001-00

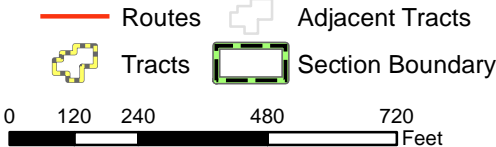


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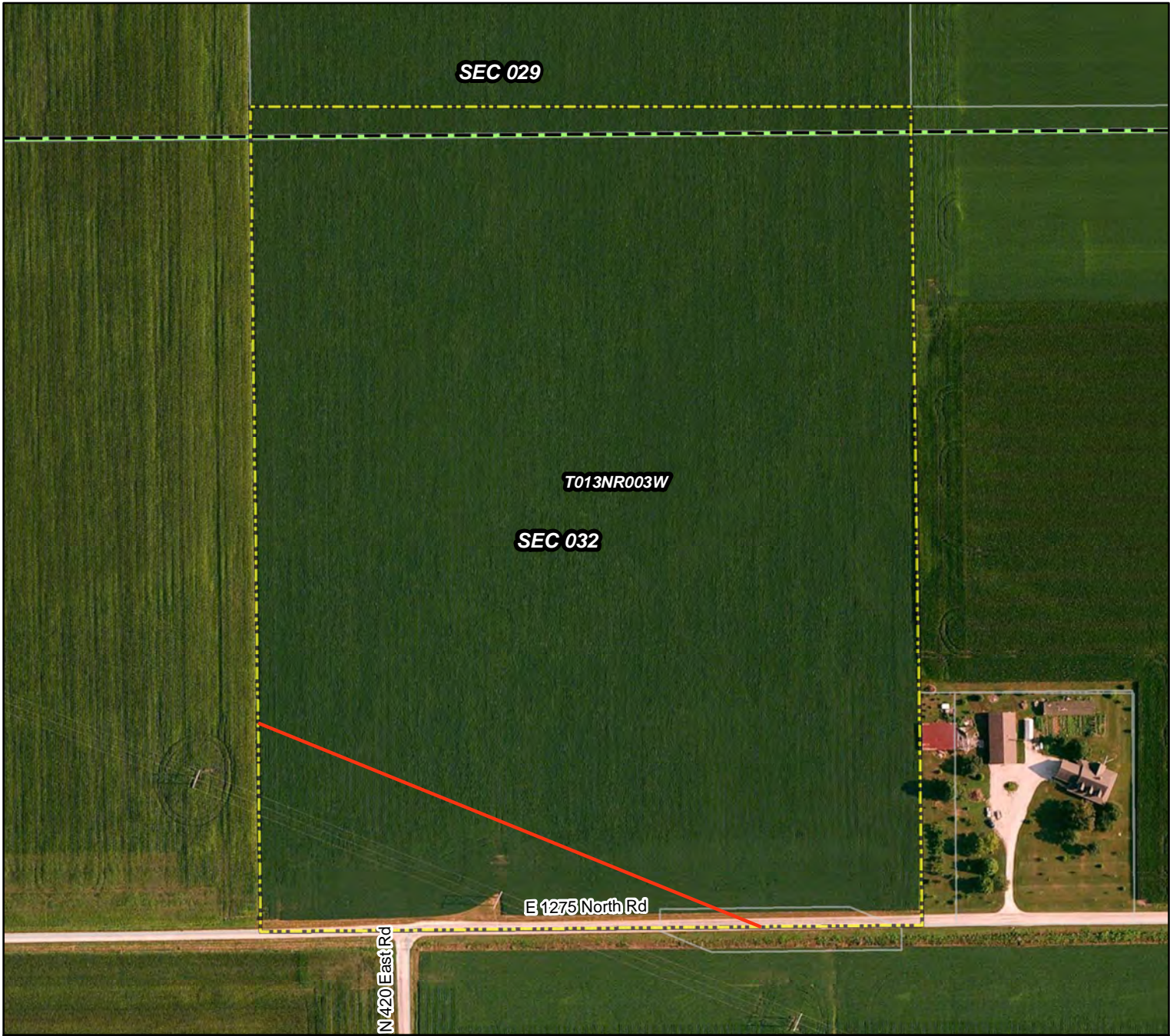


Bloome Farms, Inc.

Tract No.:ILRP_PP_CH_017

Date: 9/24/2015

Tax Id: 15-12-32-100-002-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Bloome Farms, Inc.

Tract No.:ILRP_PP_CH_018

Date: 9/24/2015

EXHIBIT "A"

TRACT 1

A 7.530 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEEDS TO BLOOME FARMS, INC., RECORDED IN DOCUMENT NO. 2009R02518 AND DOCUMENT NO. 2002R01365 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 60D NAIL IN ASPHALT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 01 DEGREES 20 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,339.82 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1048016.93, E:2490937.56;

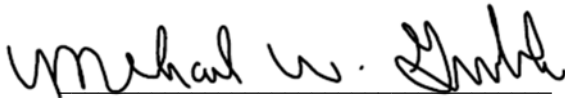
THENCE NORTH 01 DEGREES 20 MINUTES 54 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 163.49 FEET TO A POINT FOR CORNER;

THENCE SOUTH 67 DEGREES 54 MINUTES 43 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,187.37 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHWEST 1/4;

THENCE SOUTH 00 DEGREES 50 MINUTES 38 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 162.87 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 494.09 FEET;

THENCE NORTH 67 DEGREES 54 MINUTES 43 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,185.81 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 327,988 SQUARE FEET OR 7.530 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/13/2015



EXHIBIT "A"

TRACT 2

A 7.072 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS SMITH TRACT 1 IN DEED TO BLOOME FARMS, INC., RECORDED IN DOCUMENT NO. 2013R04512 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING FURTHER DESCRIBED IN DEED TO BLOOME FARMS, INC., RECORDED IN DOCUMENT NO. 82-40103, D.R.C.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID NORTH 1/2, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2 BEARS NORTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 451.71 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1046280.34, E:2495615.71;

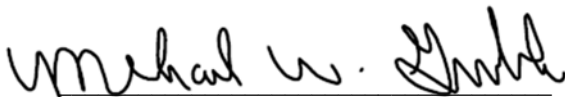
THENCE SOUTH 67 DEGREES 54 MINUTES 43 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 2,264.87 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTH 1/2, FROM WHICH A 1-INCH ALUMINUM CAP FOUND AT THE NORTHEAST CORNER OF SAID BLOOME FARMS, INC. TRACT (DOCUMENT NO. 82-40103) BEARS NORTH 01 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,988.44 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 389.11 FEET TO A POINT FOR CORNER;

THENCE NORTH 67 DEGREES 54 MINUTES 43 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,842.64 FEET TO A POINT FOR CORNER IN SAID WEST LINE;

THENCE NORTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 162.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 308,064 SQUARE FEET OR 7.072 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/13/2015



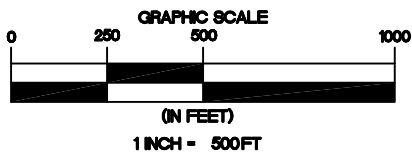
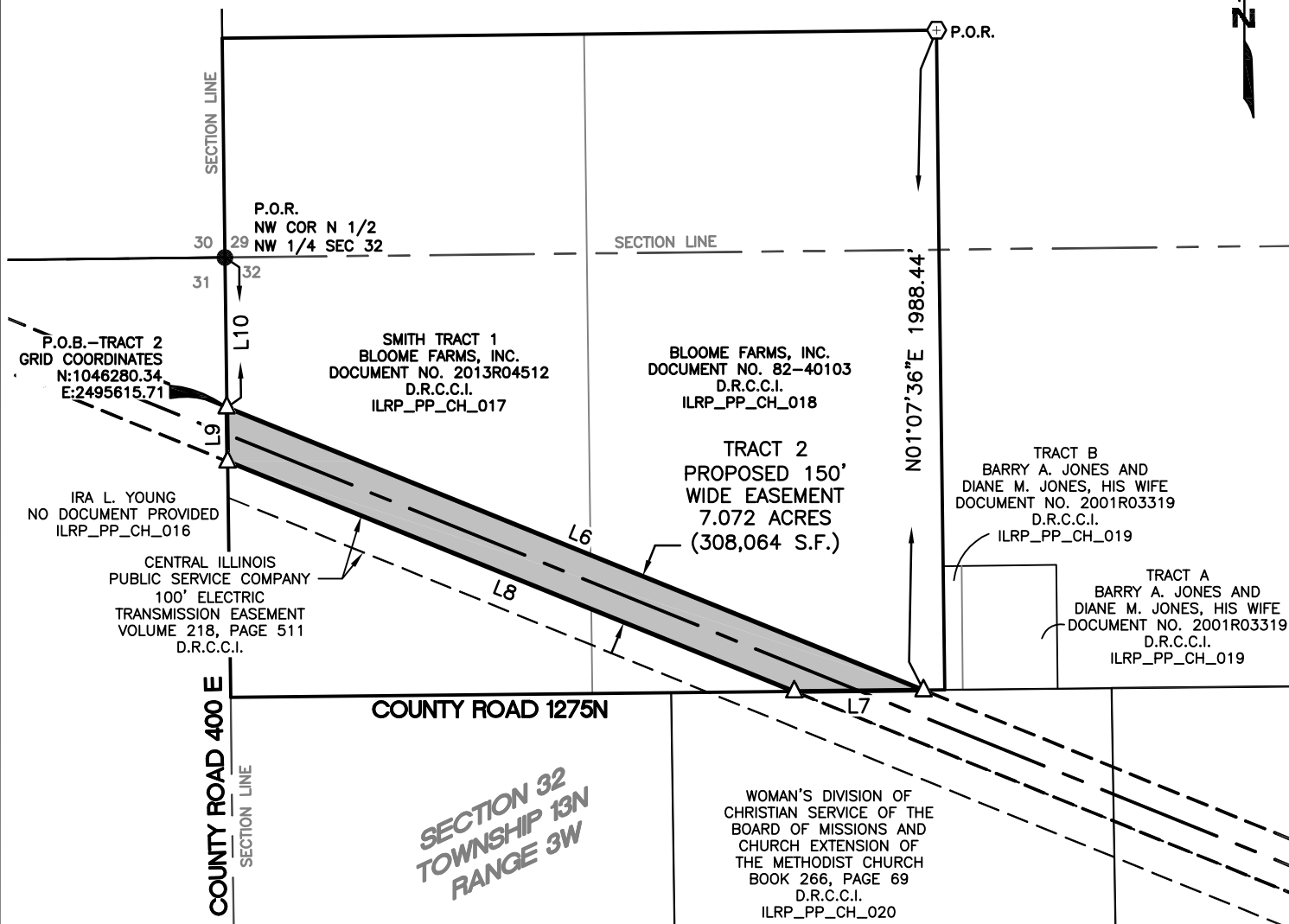


EXHIBIT "A"

TRACT 2

ATXI Exhibit 2.3 Part N
Page 15 of 16



LEGEND

D.R.C.C.I.

P.O.B.
P.O.R.



2 1
11 12

DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
1" ALUMINUM CAP FOUND
60D NAIL IN ASPHALT FOUND
5/8" IRON ROD FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

TRACT LINE
SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT
EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

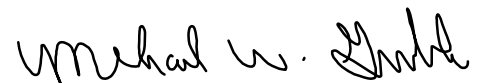
SHEET 04 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/13/2015
SCALE: 1" = 500'
TRACT ID: ILRP_PP_CH_013
DRAWN BY: JC

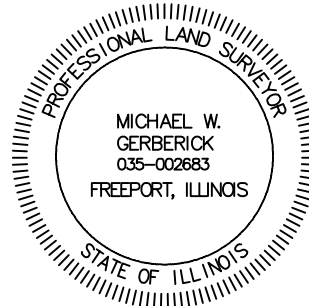


150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTIONS 30 AND 32, TOWNSHIP 13 NORTH
RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N01°20'54"W	163.49'
L2	S67°54'43"E	2187.37'
L3	S00°50'38"E	162.87'
L4	N67°54'43"W	2185.81'
L5	S00°50'38"E	494.09'
L6	S67°54'43"E	2264.87'
L7	S89°24'49"W	389.11'
L8	N67°54'43"W	1842.64'
L9	N00°45'24"W	162.77'
L10	N00°45'24"W	451.71'



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SHEET 05 OF 05

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 02/13/2015
SCALE: NOT TO SCALE
TRACT ID: ILRP_PP_CH_013
DRAWN BY: JC



150' TRANSMISSION
LINE EASEMENT
PAWNEE TO PANA
SECTIONS 30 AND 32, TOWNSHIP 13 NORTH
RANGE 3 WEST OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS